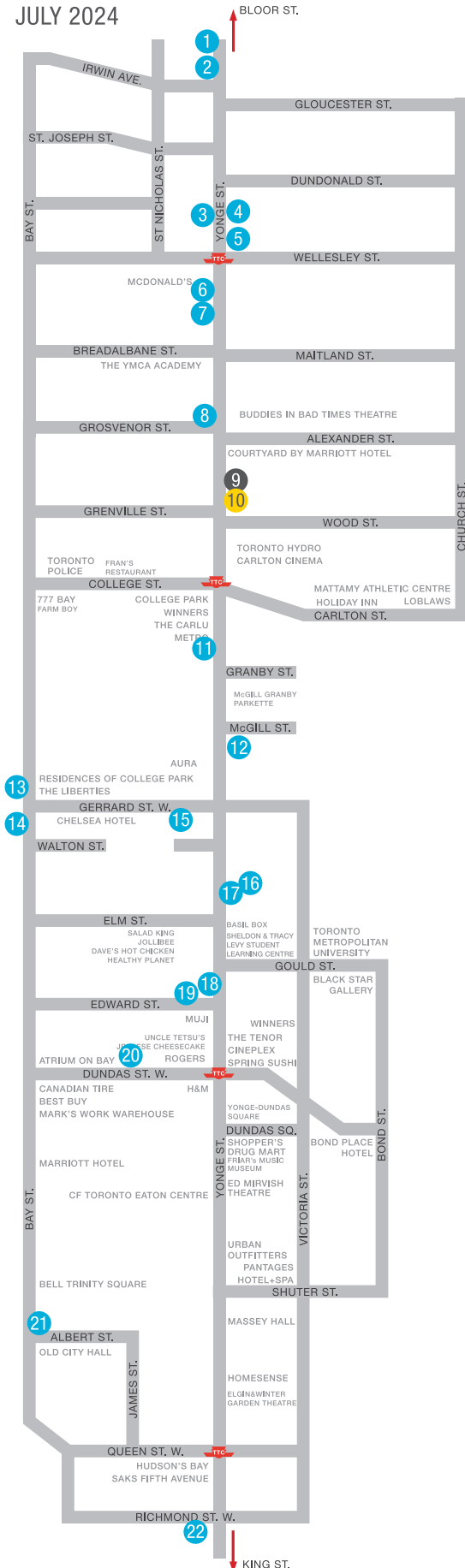


# RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

DOWNTOWN



JULY 2024



## AVAILABLE RETAIL OPPORTUNITIES

- 1 750 Yonge St.
- 2 646 Yonge St.
- 3 588 Yonge St.
- 4 577 Yonge St.
- 5 8 Wellesley St.
- 6 556 Yonge St.
- 7 544 Yonge St.
- 8 502 Yonge St.
- 9 475 Yonge St. LEASED
- 10 475 Yonge St. NEW
- 11 444 Yonge St.
- 12 415 Yonge St.
- 13 711 Bay St.
- 14 700 Bay St.
- 15 378 Yonge St.
- 16 361 Yonge St. (1)
- 17 361 Yonge St. (2)
- 18 332 Yonge St.
- 19 20 Edward St.
- 20 595 Bay St.
- 21 418-483 Bay St.
- 22 146 Yonge St.

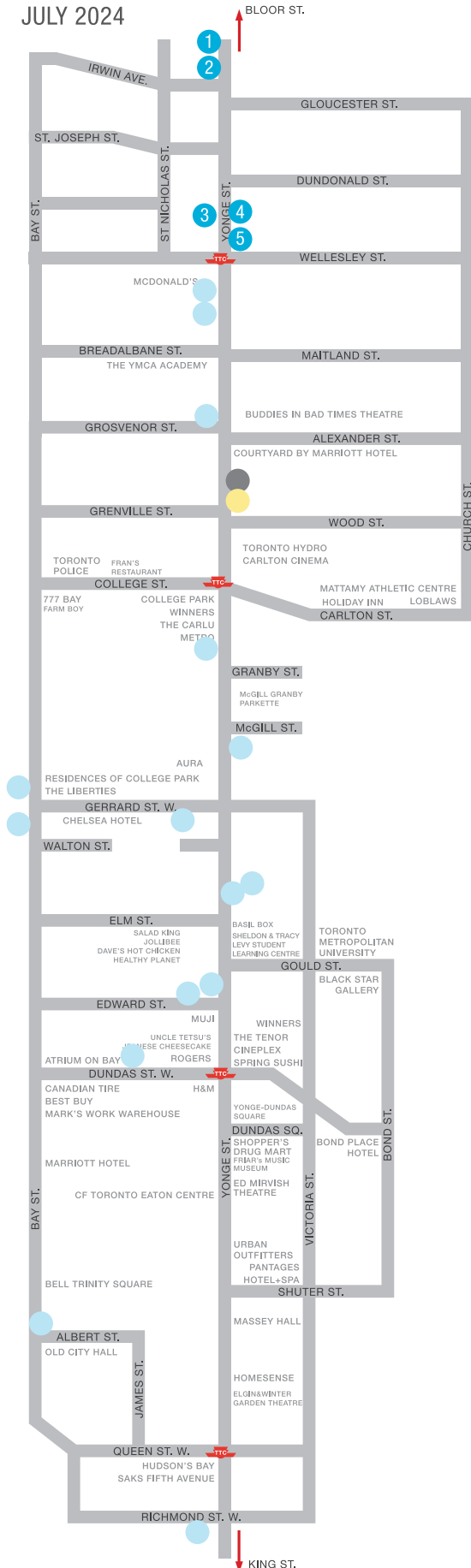
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Downtown Yonge B.I.A. | 40 Dundas St. W. #300, Toronto, ON M5G 2C2  
T 416.597.0255 E [bia@downtownyonge.com](mailto:bia@downtownyonge.com)

# RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

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DOWNTOWN



**1 750 Yonge St.**

- 4,500sf on ground flr + basement
- Net Rent: \$100/sf
- TMI: \$40/sf
- Available: Immediately
- Frontage: 30ft
- Amazing signage opportunity right on Yonge St
- Steps from Yonge & Bloor + Subway St.

Alex Edmison | CBRE Limited  
T 416-874-7266 E alex.edmison@cbre.com

**2 646 Yonge St.**

- 747sf
- Additional rent: \$32.43/sf (est. 2024)
- Term: 5 years
- Available immediately
- Second generation restaurant space
- Corner unit with excellent signage and branding opportunity
- Near Wellesley and Yonge/Bloor stations

Austin Jones | JLL  
T 416-855-0939 | E Austin.Jones@am.jll.com

**3 588 Yonge St.**

- 2,037sf on ground flr + 2,453sf in basement
- Net Rent: \$75/sf
- TMI: \$27/sf - Available immediately
- 20' frontage & signage opportunity on Yonge St
- Steps from Wellesley Station
- Bonus two car Garage (373sf) or bike storage
- Flagship retail or coworking space

Shane Jamieson  
T 647-209-3064 E shanejay430@gmail.com

**4 577 Yonge St.**

- 1,910sf on ground flr + 4,911sf on 2<sup>nd</sup> flr + 4,286sf lower level
- Net Rent: Please Contact Listing Agent
- Additional Rent: \$25/sf (est. 2024)
- Retail opportunity for a speak-easy bar or office space
- Steps from both Bloor and Wellesley TTC Subway St.
- Term: 5-10 Years
- Available: Immediately

Brandon Gorman | JLL Canada  
T 415-855-0907 | E Brandon.Gorman@am.jll.com

**5 8 Wellesley St.**

- 1,290sf on ground flr - Unit 103
- CAM + Taxes: approx. \$29.00/sf
- Net Rent: Contact Listing Agent
- Available: Immediately
- Adjacent to Yonge/Wellesley TTC Subway St.
- Close Proximity to downtown core, residential density, office, and retail (restaurants and retail stores)

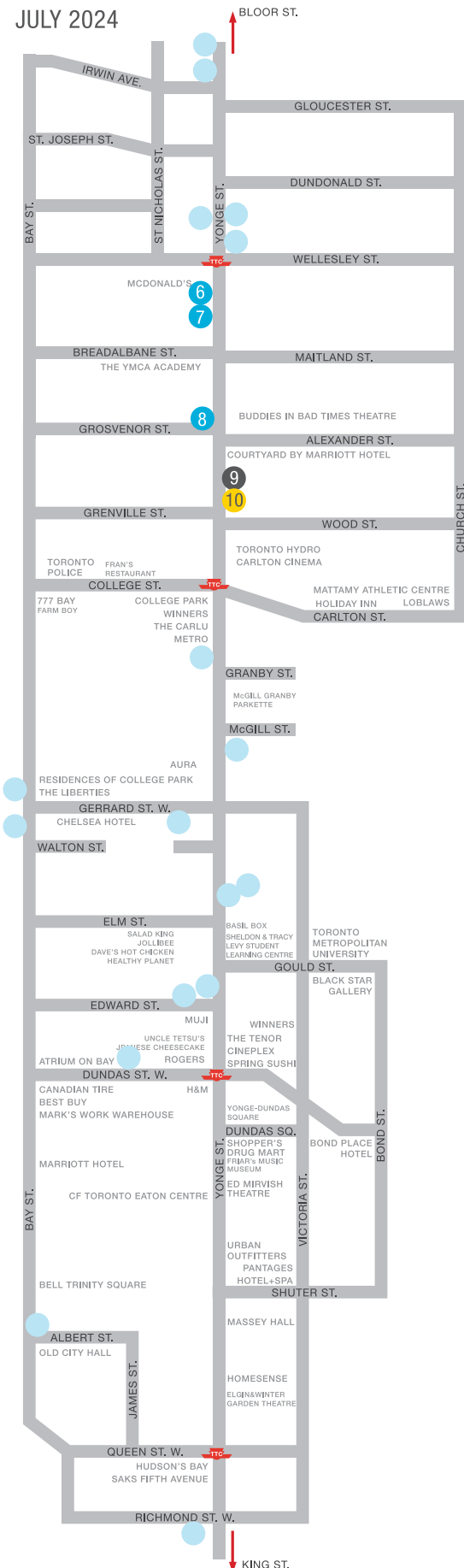
Byron Breaux | Triovest Realty Advisors Inc.  
T 416-941-1289 | C 416-720-0201 | E bbreaux@triovest.com

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# RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

JULY 2024

DOWNTOWN



## 6 556 Yonge St.

2,384sf on ground flr + 2,461sf on 2<sup>nd</sup> flr  
2,461sf on 3<sup>rd</sup> flr + 2,461sf basement (usable)

- Net Rent: Call listing agent to discuss
- Opportunity to secure entire freestanding building
- High traffic area, steps from Wellesley subway st.
- Amazing ceiling heights

Alex Edmison | CBRE Limited  
T 416-874-7266 | E alex.edmison@cbre.com

## 7 544 Yonge St.

824sf on ground flr + 676sf on 2<sup>nd</sup> flr +  
676sf on 3<sup>rd</sup> flr + 780sf lower level

- Asking Rate: ground flr - \$10,000 gross, Second/Third flr - \$5,000 gross, Entire space - \$15,000 gross
- Additional Rent: \$41.78/sf (est. 2021)
- Outdoor patio at the rear of retail unit
- Occupancy: Immediate
- Term: 5 or 10 Years
- Steps from Wellesley Subway Station
- Direct loading access

Cam Stajer | Cushman & Wakefield  
T 416 359 2712 | E cam.stajer@cushwake.com

## 8 502 Yonge St.

1,540sf ground flr

- Net Rent: Contact Listing Broker
- Additional Rent: \$42.70 (est.2024)
- Term: 5-10 Years
- Available: Immediately
- Excellent opportunity for signage and branding
- Direct loading access off rear laneway
- Steps from Wellesley and College Subway Stations

Austin Jones | JLL  
T 416-855-0939 | E Austin.Jones@am.jll.com

## 9 475 Yonge St. LEASED

2,670sf

- Available: Immediately
- Term: 2-5 years
- Net rent: Contact listing agents
- Additional rent: \$8.30 (est. 2024) + Utilities
- Second generation restaurants space
- All fixtures and chattels including a 10'6" hood
- Steps from College Subway Station

Austin Jones | JLL  
T 416-855-0939 | E Austin.Jones@am.jll.com

## 10 475 Yonge St. NEW

2,078sf

- Available: immediately
- Term: 2-5 years
- South corner unit with excellent opportunity
- Steps from College station

Austin Jones | JLL  
T 416-855-0939 | E Austin.Jones@am.jll.com

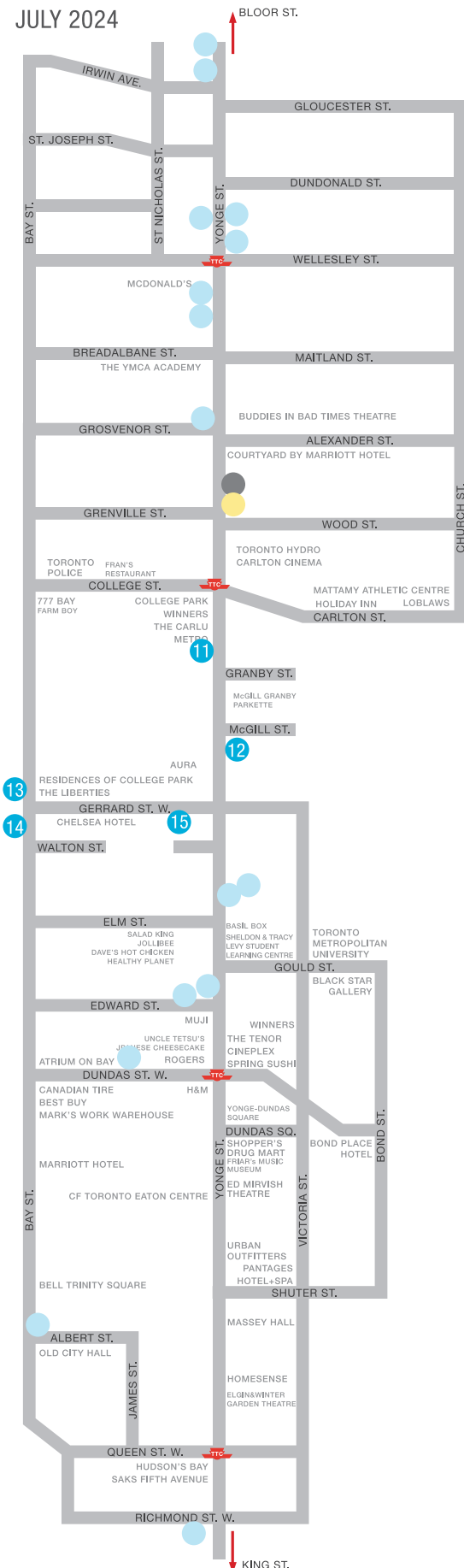
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# RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

JULY 2024

DOWNTOWN



## 11 444 Yonge St.

544sf - 2968sf on lower level

- Net Rent: please contact listing agents
- Additional Rent: \$63.97/sf (est. 2023)
- Available: Immediately
- Term: 5-7 years
- Recently renovated food court units
- Direct connection to College Subway Station

Brandon Gorman | JLL Canada  
T 415-855-0907 | E [Brandon.Gorman@am.jll.com](mailto:Brandon.Gorman@am.jll.com)

## 12 415 Yonge St.

1,296sf on ground flr

- Lease Expiry: November 27, 2028
- Available: Immediately
- Net Rent: Please contact Listing Agents
- Pre-fitted restaurant with exposure on the East side of Yonge St, South of College St
- Excellent access to College Subway Station

Austin Jones | JLL  
T 416-855-0939 | E [Austin.Jones@am.jll.com](mailto:Austin.Jones@am.jll.com)

## 13 711 Bay St.

Unit A: 1,572sf; Unit C: 965sf; Unit D: 1,536sf and Unit F: 1,332sf

- Net Rent: Please contact Listing Agent
- Additional Rent: \$29.50 (est. 2024)
- Term: 5 - 10 Years
- Available: Immediately
- Located on the NE corner of Bay & Gerrard at the base of a 20 storey, 372 unit high-end residential development
- Steps from the Yonge Subway College Station

Brandon Gorman | JLL Canada  
T 415-855-0907 | E [Brandon.Gorman@am.jll.com](mailto:Brandon.Gorman@am.jll.com)

## 14 700 Bay St.

2,251sf

- Sitting under 220 residential units and over 195,000sf of office space
- Strong co-tenants in area
- Heavy pedestrian and vehicle traffic

Carmen Siegel | Cushman & Wakefield  
T 416 359 2365 | E [carmen.siegel@cushwake.com](mailto:carmen.siegel@cushwake.com)

## 15 378 Yonge St.

3,400sf

- Net Rent: Contact Listing Broker
- PRIME landmark corner opportunity on the southwest corner of Yonge & Gerrard
- Soaring ceiling heights
- Suitable for many uses

Cory Rosen | Cubecom Commercial Realty Inc.  
T 416-523-7749 | E [cr@cr-re.com](mailto:cr@cr-re.com)

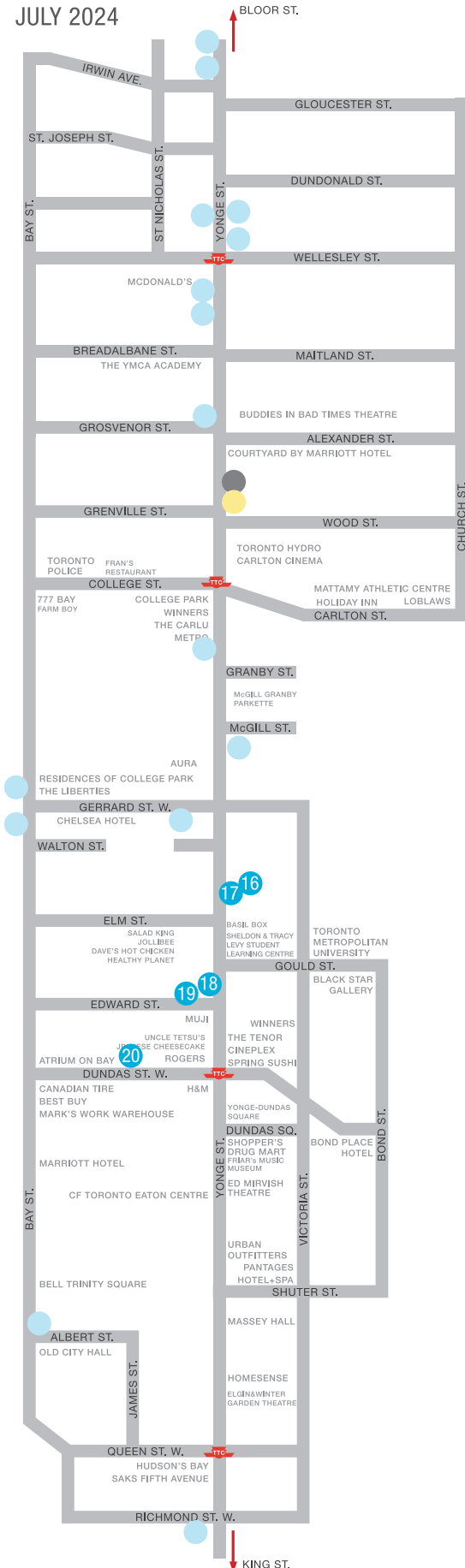
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# RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

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**16 361 Yonge St. (1)**

**9,600sf GLA three storey building**

- Net \$55/sf
- TMI \$18/sf
- Flagship site, ideal for restaurant, bar or retail
- 25ft storefront with existing 2nd floor patio, possible street level patio
- Available 60/90 days

Emile Amar | MLM Realty  
T 416-841-4193 E [emileamar@gmail.com](mailto:emileamar@gmail.com)

**17 361 Yonge St. (2)**

**2,900sf lower flr with street access**

- Net \$55/sf
- TMI \$13/sf
- Ideal for Cannabis retail, restaurant, pub, bar or retail
- Available 60/90 days

Emile Amar | MLM Realty  
T 416-841-4193 E [emileamar@gmail.com](mailto:emileamar@gmail.com)

**18 332 Yonge St.**

**10,100sf**

- Ground flr & 2<sup>nd</sup> flr - 5,050sf per flr. May be divided
- Net \$75/sf
- Entire building with great frontage and high ceilings
- Connected with interior elevator, plus basement
- Suits fashion, restaurant/café, electronics, specialty foods, tourist & service uses

Philip Pick | Harvey Kalles Real Estate Ltd.  
T 416-441-2888 ext. 8303 E [philpick1@gmail.com](mailto:philpick1@gmail.com)

**19 20 Edward St.**

**Two ground flr units: 1,139sf (1), 3,877sf (2)**

- NET: Please contact listing agents
- Ground flr units have 20 ft. (approx.) ceiling heights
- 118 commercial parking spaces
- Located one block North from Yonge & Dundas

Alex Edmison | CBRE Limited  
T 416-874-7266 E [alex.edmison@cbre.com](mailto:alex.edmison@cbre.com)

**20 595 Bay St. Atrium on Bay**

**407sf to 659sf - Food Court Units  
714sf and up - Retail Units**

- Net Rent: contact leasing agent
- Additional Rents: approx. \$45/sf
- Direct access to TTC Subway Dundas Station
- Atrium connects to Toronto Eaton Centre through PATH connection, as well as six street entrances from Yonge St, Dundas St W, Bay St and Edward St

Bryon Breau | Trivest Realty Advisors Inc.  
T 416-941-1289 | E [bbreau@trivest.com](mailto:bbreau@trivest.com)

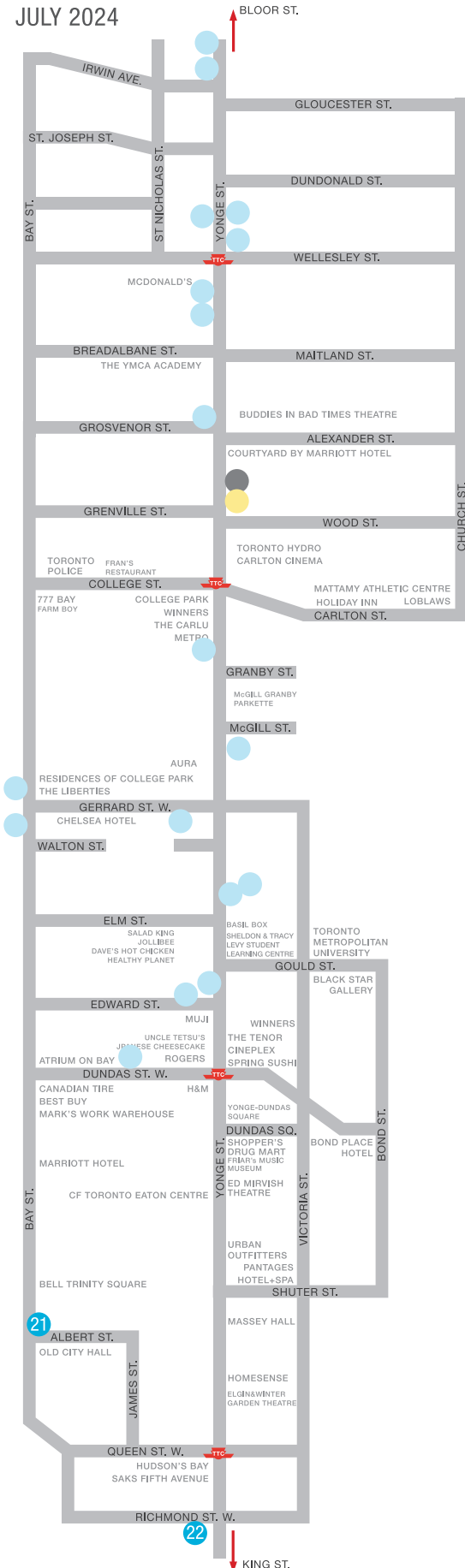
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# RETAIL OPPORTUNITIES IN DOWNTOWN YONGE

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DOWNTOWN



**21 481- 483 Bay St.**

- Unit 1: 2,000sf, Lower Level: 928sf
- Unit 2: 1,800sf, Lower Level: 839sf
- Term: 5-10 years
- Beside large Goodlife Fitness facility
- No fast food/quick service restaurants permitted

Will Jephcott | S&H Realty Corporation  
 T 416-364-7810 E [wjephcott@northamrealty.com](mailto:wjephcott@northamrealty.com)

**22 146 Yonge St.**

- 3,000sf 2<sup>nd</sup> flr, 3,000sf 3<sup>rd</sup> flr.
- Net Rent: Negotiable
- Additional Rent: \$25.00/sf (est. 2018)
- Available: Immediately
- Term: 5-10 years
- New ownership; New retail façade
- Amble ceiling heights
- Over 27ft of frontage on Yonge St
- Steps to Toronto Eaton Centre and Yonge & Dundas
- Well connected by TTC

Graham Smith | Cushman & Wakefield ULC, Brokerage  
 T 416-359-2382 E [graham.smith@cushwake.com](mailto:graham.smith@cushwake.com)

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